

MINUTES OF THE  
EAST COVENTRY TOWNSHIP PLANNING COMMISSION  
MEETING HELD ON SEPTEMBER 1, 2005  
(Approved September 21, 2005)

The Planning Commission held their workshop meeting on Thursday, September 1, 2005. Present for the meeting were Harold Kulp, Walter Woessner, Roy Kolb, Constance Megay, and Lance Parson. Also present was Mr. Wayne Grafton of The Grafton Association.

1. CALL MEETING TO ORDER

Mr. Kulp called the meeting to order at 7:00 p.m. and the pledge was recited.

2. CITIZENS COMMENTS

There were no citizen comments.

3. MUNICIPAL ORDINANCES

Mr. Woessner moved to recommend approval of the draft zoning ordinance dated July 10, 2005, not including the zoning map, as amended by the 29 errata pages of changes dated August 1, 2005 and with the following required editorial changes and suggested conditions for consideration soon after Board of Supervisor adoption of the ordinance and address Mrs. Gail Brown's zoning district concerns. Mrs. Megay seconded the motion. The motion carried unanimously.

REQUIRED CHANGES

PAGE VIII-7

- 802.B.3.d.        The last sentence "coverage shall not exceed sixty percent (50%)  
                         The (50%) should be (60%)

PAGE XII-1

- 1201.B. 1        For any property shown on the historic resources "pap"  
                         Should be map not pap

SUGGESTED CONDITIONS

- The entire Section 1314 covering sign regulations be revisited
- The following definition pages be considered for modification as noted
- Section 1332 be revisited as shown below

PAGE II-10

The definition of Comprehensive Plan, the last sentence - "including any portions of a regional Comprehensive plan adopted by the Board of Supervisors". The Regional Comprehensive Plan must be adopted as an entirety, and cannot be adopted in pieces.

PAGE II-20

GARAGE, STORAGE - A building, not a private or public garage, one story in height, used solely for the storage of household goods and similar items, and motor vehicles not exceeding a gross vehicle weight of twenty thousand 20,000 pounds, but not for the service or repair thereof nor for the sale of fuel, accessories or supplies. A storage garage shall be limited to one (1) twenty-four by twenty-four (24 X 24) foot structure for each one (1) acre of lot area.

SUGGEST CHANGING LAST SENTENCE

FROM:

A storage garage shall be limited to one (1) twenty-four by twenty-four (24 X 24) foot structure for each one (1) acre of lot area.

TO:

A storage garage shall be limited to one (1) 600 SQUARE FOOT structure for each one (1) acre of lot area.

PAGE II-25

SUGGEST CHANGING LAST SENTENCE

From:

LANDSCAPE SCREEN - The use of plant material, walls, fencing or earthen berms, or combinations thereof, to: (i) aid in the concealment of such features as parking and loading areas; (ii) to provide privacy and/or protection between two (2) incompatible land uses; or, (iii) to provide a visual or sound barrier...

To:

LANDSCAPE SCREEN - The use of plant material, walls, fencing or earthen berms, or combinations thereof, to: (i) aid in the concealment of such features as parking and loading areas; (ii) to provide privacy and/or protection between two (2) incompatible land uses; or, (iii) to provide a visual and/or sound barrier...

PAGE XIII-69

Section 1332 – STORAGE OF VEHICLES AND JUNK

Listed as a 6 month time period to maintain a junk car on properties in ECTWP. This should be changed to 9 months as according to people's experience with this, the lawyer has told them that the car has to remain available for examination for at least 9 months.

Mr. Woessner moved to recommend approval of the proposed zoning map dated July 7, 2005. Mrs. Megay seconded the motion. The motion carried unanimously.

4. ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION

5. ADJOURNMENT

The monthly meeting adjourned at 8:30 p.m.

Respectfully submitted,

Bonnie L. Frisco  
Secretary